

LAWSON STEPHEN & DANIELLE
86031 EVERGREEN PLACE
YULEE, FL 32097

2024

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

10ABOVE AVG 70

Exterior Wall16WD FR STUC 30

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

08SHT VINYL 20

03CENTRAL 100

04AIR DUCTED 100
3 100
2 100

02WOOD FRAME 100
1. 1. 100
0 100

00NONE 100

06Quality Level 06

0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4047.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,0361002,036214,235

FGR5105528029,463

FOP3630111,157

FOP15430464,840

TOTALS2,7362,373249,695

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000896.00SF5.205.20100200620063874,054

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPPTH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-20.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100012,373120.5890114.56271,85120062006008.1591.85

SINGLE FAM - 100% - 2019Heated Area: 2036HX Base Yr 2019

The floor plan shows a large rectangular main structure with several smaller attached sections. Dimensions are provided for various segments: top edge (22, 14, 14), right edge (46), bottom edge (21, 26, 12, 2, 2, 8, 2, 2), left edge (22, 44), and internal divisions (9, 4, 12, 6, 11, 5, 4). Specific areas are labeled in blue: BAS 2006 (the main central area), FOP 2006 (top right section), FGR 2006 (bottom left section), and another FOP 2006 (small square section at the bottom center).

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE249,695

TOTAL MARKET OB/XF VALUE4,054

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE308,749

SOH/AGL Deduction119,197

ASSESSED VALUE189,552

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE139,552

TOTAL JUST VALUE308,749

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE297,598

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2240/19609/20/2018WDUUII11100

GRANTOR: QUILES JORGE M JR & Z

GRANTEE: LAWSON STEPHEN & DA

2227/03729/20/2018WDQ Q I I 01207,000

GRANTOR: QUILES JORGE M JR & Z

GRANTEE: LAWSON STEPHEN JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] W14 S11 E14 N11\$ S11 W14 N11 W22 S44 FGR=[YR=2006] S22 E21 N26 W12 S4 W9\$ E9 N4 E12 S6 E11 FOP=[YR=2006] S2 E8 N2 W2 N4 W5 S4 W1\$ E1 N4 E5 S4 E12 N46\$.